

# BRING YOUR TENANTS TO UNION VILLAGE

NEC Galleria Drive & Stufflebeam | Henderson, NV 89011



**DRONE FOOTAGE**  
 Click here for Drone Video:   
**LINK:** <https://youtu.be/m2Rf603JXfM>

Name	Notes
1 Medical Office	85,000 SF 32 Practices 300+ Employees
2 Fresenius Dialysis	14,000 SF
3 Storage	
4 Service King	
5 Fleet Fuel	
6 Self Storage	
7 Warehouse	Office/Industrial 200,000 SF
8 Henderson Hospital	416 Beds 4,000+ Employees Once 2nd Expansion Completed Q4
9 House to Home Hotel	
10 Mixed Use	Retail / Office 50,000 SF

**AVAILABLE SF** Up to ±10,000 SF  
**APN** 161-34-810-034,  
 161-34-810-029, &  
 161-34-710-030

- PROPERTY HIGHLIGHTS**
- Located in Union Village near the LVAC, Henderson Hospital & Dave & Buster's (Under Construction)
  - Ideal for amenities and services that cater to healthier lifestyles
  - Gateway to Cadence, Tuscany and Lake Las Vegas with over 25,000 homes

- AVAILABLE SPACES**
- Pads 1 & 2 have been approved for up to 2-4,300 SF building located on 1.22 acres
  - Lot 5 is 2.10 acres and available for sale, ground lease or BTS.
  - 1,591 SF Available Now next to Roll Em Up Taquitos - Grey Shell

**NEARBY TENANTS**



**Traffic Counts:**  
 I-95 & Galleria **134,000 vpd**  
 Galleria **34,900 vpd**



**Contact:** Terry L. Hamilton, CCIM • c: 702.340.9597 • o: 702.954.3901 • thamilton@newmarketadvisors.com  
 Melissa Campanella, CCIM • c: 702.743.1967 • o: 702.954.3904 • mcampanella@newmarketadvisors.com



5245 South Durango Drive • Las Vegas, Nevada 89113 • [newmarketadvisors.com](http://newmarketadvisors.com)

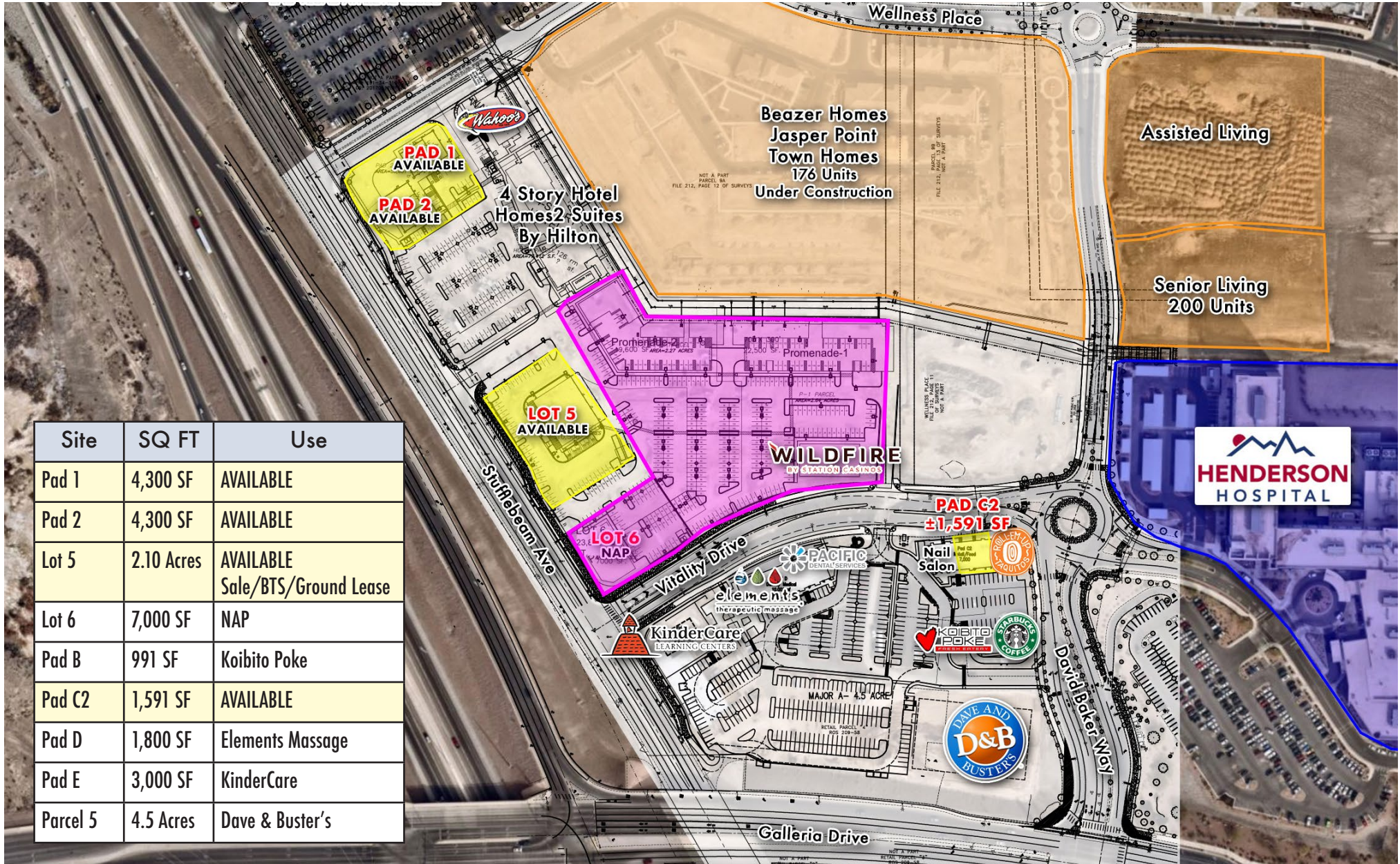


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Site	SQ FT	Use
Pad 1	4,300 SF	AVAILABLE
Pad 2	4,300 SF	AVAILABLE
Lot 5	2.10 Acres	AVAILABLE Sale/BTS/Ground Lease
Lot 6	7,000 SF	NAP
Pad B	991 SF	Koibito Poke
Pad C2	1,591 SF	AVAILABLE
Pad D	1,800 SF	Elements Massage
Pad E	3,000 SF	KinderCare
Parcel 5	4.5 Acres	Dave & Buster's

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PARKING LOT ELEVATIONS



STREET ELEVATIONS

## Rendering Pad 1 and 2



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## 2022 ESTIMATED DEMOGRAPHICS



### Population

1-Mile **15,001**  
 3-Mile **121,798**  
 5-Mile **320,586**



### Average Household Income

1-Mile **\$60,134**  
 3-Mile **\$74,060**  
 5-Mile **\$82,762**



### Number of Households

1-Mile **5,996**  
 3-Mile **47,448**  
 5-Mile **125,467**

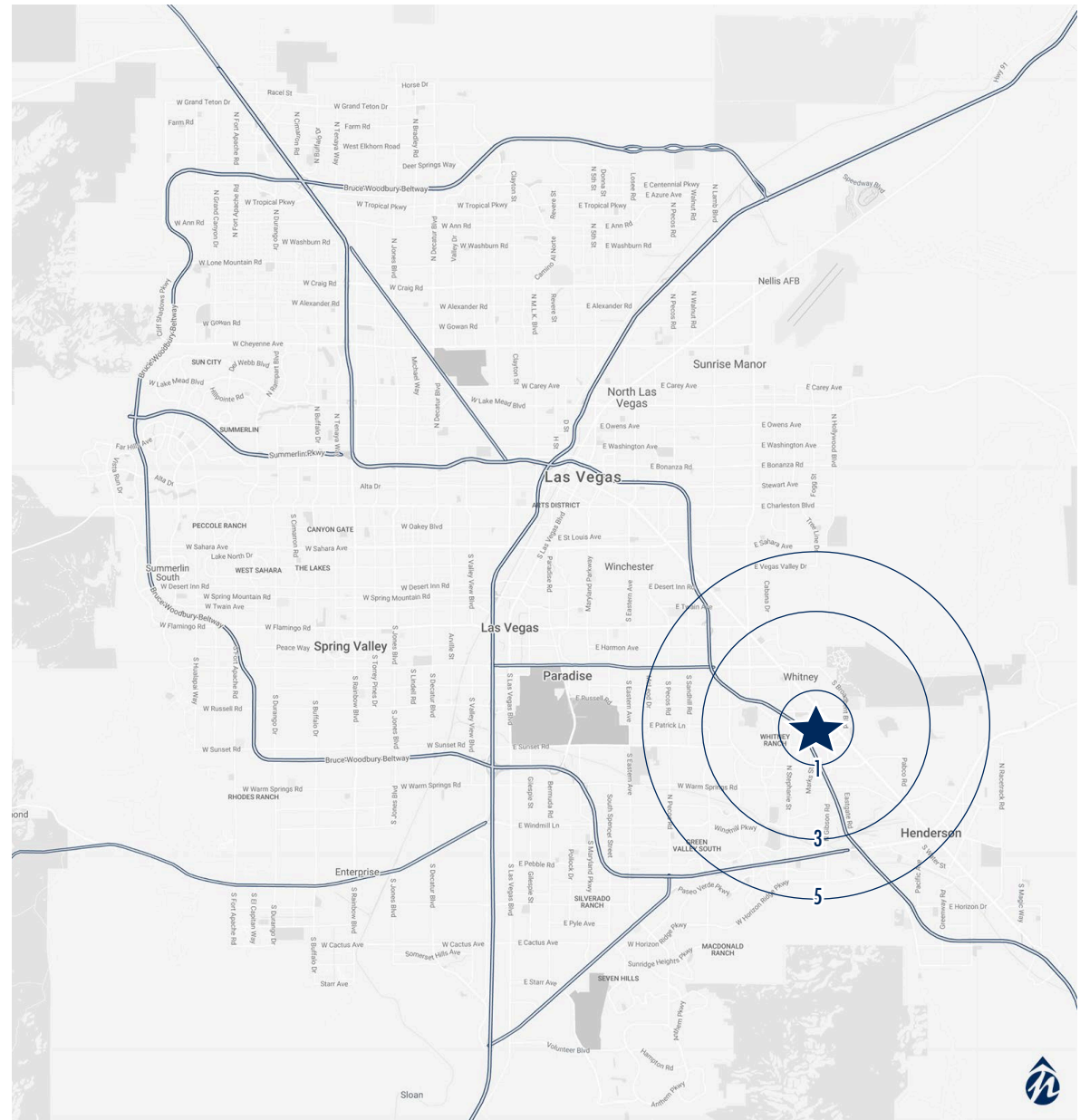


### Daytime Population (Employees)

1-Mile **11,366**  
 3-Mile **42,495**  
 5-Mile **107,211**



**Traffic Counts: 134,000 vpd**  
 I-95 & Galleria



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